

Update on Wisconsin's consideration of the International Building Code

by Jim Smith, S&B Commercial Building Code Program
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In past articles, I outlined the process the Safety and Buildings Division is following to compare the International Building Code (IBC) to the Wisconsin Commercial Building Code (CBC). This included staff research, working with an advisory Commercial Building Code Council (CBCC), plus the creation of specialty councils to consider specific code topics.

In order to develop a manageable and efficient comparison, I used a breakdown of the subject matter following the technical subcommittee breakdown used by the International Code Council (ICC). The breakdown includes fire safety, structural, occupancies, means of egress and accessibility, HVAC, energy, boiler/refrigeration, electrical/illumination, elevators/lifts, and plumbing. I expect the general administrative portions of the comparisons will be reviewed internally before being bounced off the CBCC.

Our advisory Fire Safety Code Council completed their review of comparison to IBC Chapters 7 (Fire Resistant Materials and Construction), 8 (Interior Finishes), 9 (Fire Protection), 14 (Exterior Walls), 15 (Roof Assemblies and Rooftop Structures), 26 (Plastic), and A7-1 (Fire Districts). The council members' recommendations were presented to the CBCC in May. This fire council also reviewed an interim code change package that includes a cleanup of some fire-related issues in the CBC. Public

hearings on these proposed draft code changes were planned for August. The program manager working with this council is John Lippitt, 608-266-1036, jlippitt@commerce.state.wi.us.

Our Structural Specialty Council is nearing completion of their review of the comparison to IBC Chapters 16 through 25. The program manager for this council is Larry Swaziek, 608-267-7701, lswaziek@commerce.state.wi.us.

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Wisconsin Building Codes Report

Safety and Buildings Division,
Department of Commerce

July 1999



Bed and breakfasts are covered by second-exit requirement in UDC

While the state Department of Health and Family Services (DHFS) cannot require second exits for bed and breakfast establishments, the Department of Commerce can and does.

Wisconsin statutes, section 254.74(1)(d) directs that administrative rules of DHFS may not require second exits above the first floor for bed and breakfast establishments.

At the same time, 254.78, Wis. Stats., gives the Department of Commerce the authority to establish rules relative to places of employment, elevators, boilers, fire escapes, fire protection, or the construction of public buildings. The important mention there is "fire escapes."

Wisconsin statute 101.05(2) and Comm 20.04(4) of the Uniform Dwelling Code require the third floor of bed and breakfast establishments to comply with the Uniform Dwelling Code (UDC).

Comm 21.03(3) in the UDC states: "At least two exits shall be provided for each habitable floor above the second floor. The exits shall be located such that in case any exit is blocked some other exit will be accessible to the second floor. The exits shall be stairways or ramps that lead to the second floor or discharge to grade."

Comm 20.04(4), mentioned above, refers to the wrong section of statutes for the definition of bread and breakfasts. The correct reference is to 254.61,

Wis. Stats.: (1) (intro.) "Bed and breakfast establishment" means any place of lodging that:

- (a) Provides 8 or fewer rooms for rent to no more than a total of 20 tourists or transients;
- (b) Provides no meals other than breakfast and provides the breakfast only to renters of the place;
- (c) Is the owner's personal residence;
- (d) Is occupied by the owner at the time of rental;
- (e) Was originally built and occupied as a single-family residence, or, prior to use as a place of lodging, was converted to use and occupied as a single-family residence; and
- (f) Has had completed, before May 11, 1990, any structural additions to the dimensions of the original structure, including by renovation, except that a structural addition, including a renovation, to the structure may, after May 11, 1990, be made within the dimensions of the original structure.

For more information, contact Larry Swaziek, S&B One- and Two-Family Dwelling Program Manager, 608-267-7701, lswaziek@commerce.state.wi.us.

S&B WebSite

<http://www.commerce.state.wi.us/Com-Safety-and-Buildings.html>

Safety and Buildings-related codes are on the Internet
<http://www.legis.state.wi.us/rsb/code/comm>

State administrative codes and the code update service may be purchased by contacting state Document Sales, 608-266-3358, or 800-362-7253, for credit card purchases. ❖ ❖ ❖ ❖ ❖ ❖

S&B and Wisconsin businesses hosted Russian entrepreneurs

Nine Russian architects recently spent almost a month in Wisconsin as part of a people-to-people program meant to encourage free enterprise entrepreneurship.

Tom Kasper, right, the Safety and Buildings Division training officer, made a presentation to the group concerning Wisconsin building technologies, regulations, enforcement, and supporting philosophies.

The group, sponsored by the Madison West Rotary Club as part of the Russian Productivity Enhancement Program (PEP), stayed with host families and visited firms and projects statewide.

Among the architectural, engineering, and construction companies visited were Planning Associates, Gialamas Company, Lewis Design Studio, Arlan Kay and Associates, Mead and Hunt, Potter Lawson, Potter Design, Arnold and O' Sheridan, Collaborative Design, Spancrete Corp., Kahler Slater Arch., Erdman Assoc., Midland Builders, Solner and Assoc., Stang Inc.,



Bouril Design Studio, Flad and Assoc., Findorff Co., HSR Assoc., Rentschler Co., Helmut Ajango, and Mistubishi Air Factory.

Following is a quote from PEP orientation materials: "Can you imagine what it would be like to do business in a country where there is no history of private production, little business infrastructure, and no legal system to protect your investment or enforce contracts? For 74 years (three generations) all aspects of entrepreneurship, independent thinking, creating profit, and generating solutions were strongly discouraged and even carried grave consequences. Russians deserve to finally get their chance to exercise their initiative, creativity and individuality."

Events Calendar

Aug. 12, 1999 - Thursday - **Fire Safety Code Council** - 9 a.m. to 3 p.m. - WHEDA Building, 3rd Floor, Conference Rm. 3B, 201 W Washington Ave., Madison - Duane Hubeler, 608-266-1390, dhubeler@commerce.state.wi.us

Aug. 24, 1999 - Tuesday - **HVAC Code Council** - 8:30 a.m. to 2 p.m. - WHEDA Building, 3rd Floor, Conference Rm. 3B, 201 W Washington Ave., Madison - Jean MacCubbin, 608-266-0955, jmaccubbin@commerce.state.wi.us

Aug. 26, 1999 - Thursday - **Structural Review Council** - 9 a.m. to 3 p.m. - WHEDA Building, 1st Floor Conference Rm., 201 W Washington Ave., Madison - Sam Rockweiler, 608-266-0797, srockweiler@commerce.state.wi.us

Contact the listed Code Consultant for information on the meetings agenda, locations, etc. If you have questions concerning technicalities of the codes which are the subjects of the meetings, contact consultants and reviewers listed on pages 2 and 3 of this *WBCR*.

Aug. 31, 1999 - Tuesday - **Energy Conservation** - 8:30 a.m. to 3 p.m. - WHEDA Building, 3rd Floor, Conference Rm. 3B, 201 W Washington Ave., Madison - Diane Meredith, 608-266-8982, dmeredith@commerce.state.wi.us

Sept. 9, 1999 - Thursday - **Commercial Building Code Council** - 9 a.m. to 3 p.m. - UW Madison Ag Research Station, 8502 Mineral Point Rd, Verona - Sam Rockweiler, 608-266-0797, srockweiler@commerce.state.wi.us

Migrant labor camp buildings are subject to Safety and Buildings code requirements

The Safety and Buildings Division has building construction and safety authority over migrant labor camp buildings.

Applicable code sections shall be considered, be they part of Comm 20-25 (the Uniform Dwelling Code), Comm 50-64 (Commercial Building Code), Comm 66 (Multifamily Dwelling Code), or Comm 69 (Barrier-Free Design).

The Department of Commerce, of which S&B is a part, has authority over the migrant camp buildings under state statute 101. The authority had previously been given to the Department of Industry, Labor and Relations (DILHR), when S&B was part of that department.

When Commerce was formed, and DILHR ceased to exist, the statute was rewritten to follow S&B's move to become part of Commerce.

When S&B was part of DILHR, the division had transferred the authority to review structural plans for migrant camp buildings to the Bureau of Migrant Housing, which was another part of DILHR.

S&B now does all building plan review of migrant camp buildings.

There is one fly in the ointment. In a 1998 rewriting of a section of the Commercial Building Code (Comm 57, Residential Occupancies), a subsection was mistakenly added which exempted migrant camp buildings from review under Comm 57. Because statute 101 supersedes the error in Comm 57, migrant camp buildings **ARE** subject to applicable requirements of Comm 57.

For more information, contact any of the building plan reviewers listed on page three of this *WBCR*.

Fire sprinkler training

Two fire sprinkler training sessions will be offered this fall in Madison through cooperation of the National Fire Sprinkler Association and the Madison Fire Department.

NFPA 25, Inspection, Testing, and Maintenance of Water Based Fire Protection Systems will be October 20.

Attendance will provide information needed to perform the required daily, weekly, quarterly, or semi-annual activities relating to inspection and testing of automatic sprinkler systems.

Sprinkler Advantage will be October 21. This seminar hopes to demonstrate the cost savings of fire sprinkler systems for any given occupancy, with a thumbnail sketch of developments with the new International Building Code. There is a fee.

The seminars will provide continuing education credit for Commercial Building Inspectors.

Contact Daniel Meneguín, Madison Fire Department, 608-261-9846, for information.

USFA offers resource directory

The United States Fire Administration (USFA) has produced "The Fire Safety Education Directory" for use by fire departments. The resource directory is a compendium of materials that fire departments may find useful in building and supplementing their public education program for fire safety. It lists a wide range of programs, videotapes, booklets, manuals, pamphlets, brochures, program kits and websites that are available from diverse sources throughout the country.

The resource directory is just one example of the materials that are available to the fire service, free of charge from the USFA. For more information go to <http://usfa.fema.gov/usfapubs/> or publications may be ordered from Publications Center, United States Fire Administration, 16825 South Seton Avenue, Emmitsburg, MD 21727.

Electrical questions and answers


by the Safety and Buildings Division Electrical Program staff

- 1) Are "wiring assemblies" required to receive a Safety and Buildings Division material approval under Comm 16.11-(2)?
 - No. "Wiring Assemblies" are listed under category QQYZ in the UL White book. The components consist of conduit or cable wiring methods that may be factory-assembled to outlet or junction boxes, box mounting brackets, and wiring devices. The electrical inspector determines the acceptability of the field-assembled portions. Factory-assembled components that do not meet the Comm 16 or the NEC should be reported to UL. Inspectors may request a "Field Report Information Sheet" by calling 516-271-6200.
- 2) The emergency lighting in a school gym meets the spacing required in Comm 73.22-(2). The intensity is not 0.025-watts/sq. ft. as required by Comm 73.22-(2)(a). Is a variance required?
 - No. The Safety and Buildings Division will accept emergency lighting levels that meet NFPA 101, The Life Safety Code. Section 5-9 of NFPA 101 requires an average of one foot-candle, a minimum of 0.1, and a maximum uniformity ratio of 40 to 1.
- 3) Are "Twin Homes" one building or two?
 - A "Twin Home" is one building. The units are separated at the basement and first floor levels and joined at the roof. Only one electrical service is permitted. Each unit may have a separate service disconnect. The service disconnects shall be located to meet Section 230-719(a) and Comm 16.
- 4) Are permanently connected standby generators required to have a Suitable for Use as Service Equipment (SUSE) rated disconnect?
 - No. The Safety and Buildings Division will accept the circuit breaker located on the generator as the disconnect means when the generator is located five feet or less from the building. [See Section 445-10 of the 1999 NEC]. Observe the generator manufacturer's installation requirements. Maintain any required distances from windows, doors, or other openings. Connect the generator to approved transfer switches or transfer equipment.
- 5) Are standby generators required to be listed?
 - No. Electrical equipment, including generators, are required to be approved. Approved is defined as acceptable to the authority having jurisdiction. Both CSA and UL offer listing programs for generators. Several manufacturers offer listed products.

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The theme of Fire Prevention Week, October 3-9, 1999, is "Fire Drills, the Great Escape."



Electrical Q and A

continued from previous page

Many electrical inspectors will not approve non-listed equipment if a listed alternative is available.

- 6) Is the neutral bonding jumper of a portable generator permitted to be removed?
 - Check the instructions. Comm 16.18 requires the instructions be followed. Tampering with the neutral bonding jumper may defeat the fault protection for receptacles mounted on the generator.
- 7) Are three-pole transfer switches always required for portable generators?
 - No. The Safety and Buildings Division will permit the bonded neutral of a portable generator to be solidly connected to the normal system neutral conductor. Removing the bonding jumper may create a hazard. Bonded neutrals of permanently connected generators shall be treated as separately derived systems. An alternative AC power source such as an onsite generator is not a separately derived system if the neutral is solidly connected to a service-supplied system neutral.
- 8) Are electrical device boxes on opposite sides of a firewall always required to be located with 24-inch horizontal separation?
 - Generally, yes. The 1999 UL Fire Resistive Directory requires the horizontal spacing be in accord with the listing. Listed metal boxes located on opposite sides of a fire-rated wall shall have the 24-inch separation. "Wall Opening Protective Materials" or "putty pads" may be used to reduce the spacing. Listed non-metallic boxes face similar restrictions. "Putty pads" can be used with non-metallic boxes to reduce the spacing if the box has been tested for use with putty pads. Not all nonmetallic boxes have been so tested. Check with the manufacturers of the box or "Wall Opening Protective Material" for specific details.
- 9) Are line-type transformers permitted to be placed on the ground if located within a metallic enclosure? The primary voltage is greater than 600 volts.
 - Such installations, even if privately owned, come under the additional requirements of PSC-114 and the National Electric Safety Code. Prior to approving such an installation, additional factors such as building construction material, transformer insulating fluid type, separation for building openings, containment vessels, and safeguarding of exit doors would have to be considered.
- 10) Is the "structural ceiling" considered the under side of the floor joists, even if no ceiling material is applied?
 - Yes. The Safety and Buildings Division has a long-standing interpretation that the "dedicated space" above equipment ends at the bottom of the joists. This interpretation will not change with the adoption of the 1999 NEC [Projected adoption date: October 1, 1999]. Look for proposals to modify Section 110-26(f)(1)(b). This section requires protection from falling liquids located above electrical equipment. This protective zone extends only to the "structural ceiling".
- 11) May a "scissors lift" be located within the "working space" required by Section 110-26(a) [110-16(a) 1996 NEC]?
 - Yes. The scissors lift may be located within the clear space required by this section. The lift must be flush with the floor when fully retracted.
- 12) Is type CL-2 or CL-2P cable permitted as a substitution for Type FPL or FPL-P fire alarm cable?
 - No. The permitted substitutions are found in Section 760-61(d) [760-61(d) of the 1996 NEC which contains some substitutions that will not be permitted in the 1999 NEC]. While Types CM and MP are permitted substitutions for Type FPL cable, CL-2 is not.

FIRE Act in the House of Representatives may provide fire protection grants

by John Lippitt, S&B Fire Safety Program Manager, 608-266-1036, jlippitt@commerce.state.wi.us

A bill numbered HR 1168 has been introduced before the federal House of Representatives to authorize the director of the Federal Emergency Management Agency to make grants to fire departments for the purpose of protecting the public and firefighting personnel against fire and fire-related hazards. The title of HR 1168 is "Firefighter Investment and Response Enhancement (FIRE) Act."

If passed as proposed, the act will provide a billion dollars for each of the fiscal years 2000-2005 for grants that will be made on a competitive basis to fire departments nationwide.

The use of the grant funds is limited to any of the following purposes:

1. To hire additional firefighting personnel;
2. To train firefighting personnel in firefighting, emergency response, arson prevention and detection, or the handling of hazardous materials, or to train such personnel to provide any of the training described in this paragraph;
3. To fund the creation of rapid intervention teams to protect firefighting personnel at scenes of fires and other emergencies;
4. To certify fire inspectors;
5. To establish wellness and fitness programs for firefighting personnel to ensure they can carry out their duties;
6. To fund emergency medical services provided by fire departments;
7. To acquire additional fire fighting vehicles, including trucks;
8. To acquire additional firefighting equipment, including equipment for communications and monitoring;
9. To acquire personal protective equipment required for firefighting personnel by OSHA, and other personnel protective equipment for firefighting personnel;
10. To modify fire stations, fire training facilities, and other facilities to protect the health and safety of firefighting personnel;
11. To enforce codes;
12. To fund fire prevention programs; and
13. To educate the public about arson prevention and detection.

This is an overview of the act. There are other limitations and special provisions proposed to receive a grant.

We're all aware resources are an important issue to the fire service and I'm giving you all a heads up on FIRE so fire departments are aware of the legislation and can do some brainstorming about their needs.

You have the opportunity to participate in the political process; if you have feelings about the proposed Act HR 1168, you may contact your elected representative in Congress.

IMPORTANT SAFETY NOTICE

ATTENTION: Owners of Siemens 2-pole GFCI circuit breakers



If you own a Siemens 2-pole Ground Fault Circuit Interrupter ("GFCI") circuit breaker, manufactured between March 1, 1996, and April 22, 1998, it may have an unsuitable internal connection that may overheat, leading to the loss of ground fault protection. Loss of ground fault protection could present an electric shocking hazard, which can result in death or serious injury. It is important for you to take immediate action.

For further information, call toll-free:
1-800-443-2123
www.gfci-recall.com

Smoke detector requirements for “temporary” homeless shelters vary between municipalities

by Randy Baldwin, Director of the Safety and Buildings Division Bureau of Integrated Services

Several questions have been asked of Safety and Buildings Division staff concerning state codes regarding smoke detector requirements in buildings used on a rotating basis for homeless shelters. Typically these buildings are churches which join an interfaith hospitality network to house a small number of homeless people for one week in a three- or four-month period. Sometimes these coordinated efforts cross municipal boundaries and shelter operators report they receive varying responses to the same questions.

This article attempts to outline some of the considerations that must be taken into account in making decisions for specific buildings. The article is not a comprehensive explanation of all facets of possibly applicable code requirements.

1. The detectors and other devices are very necessary. Detectors such as smoke detectors, heat detectors, and other initiating devices are very necessary and critical elements of life safety protection in any area where people are sleeping. This is even more so for transient lodging where people are sleeping in unfamiliar buildings, thus more subject to confusion and delays in exiting.

2. Temporary use. Wisconsin’s Commercial Building Code does not specifically address temporary uses. A temporary use is primarily governed by the local municipality. Definitions of temporary use vary between municipalities. Depending on the municipality, and also on the timing of the “periodic” use as a homeless shelter, the building may be subject only to local ordinances and policies, or it may need to comply with all the state code requirements applicable to the specific use(s).

Following is an outline of S&B past practices and policies regarding temporary uses: A city, village, town or county fire or building code official may allow a building to be used temporarily in a manner that differs from the original approved use for the

building, or may approve a temporary building to be used by the public, subject to the following provisions:

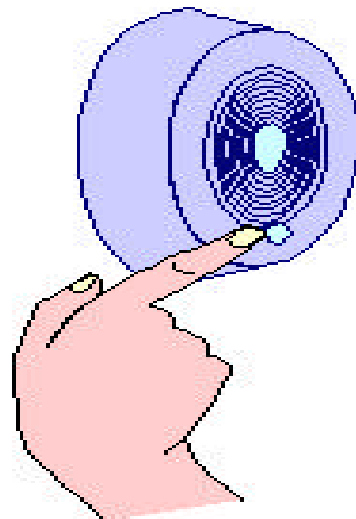
a) The official shall determine the time frame within which the temporary use is permitted, based on the extent hazards are created by the temporary use, but this time frame may not exceed 180 days.

b) Except as provided in paragraph (c), buildings considered for temporary use shall conform to the structural strength, fire safety, means of egress, light, ventilation, and sanitary requirements necessary to ensure the public safety, health and general welfare.

c) The official may require additional safety requirements as a trade-off for any safety provisions that may be lacking.

d) The official may terminate the approval for a temporary use at any time and order immediate discontinuance of the use or complete evacuation of the building.

3. Multiple-use buildings. Requirements for smoke detectors for other uses in the building such as day care, school use falling within the scope of chapter 56, clergy or care staff residences, etc. may require smoke detection and/or fire alarm systems in addition to those required for Comm 57, Comm 61, or temporary uses. The most restrictive requirements govern.



Test smoke detectors every month!

4. Smoke detector requirements for buildings containing homeless shelters considered as a non-temporary use by the municipality. Comm 61's scope includes shelters for the homeless serving 20 or fewer occupants. Smoke detector requirements for fewer than 20 people are in Comm 61.14.

In general, the following are required for shelters housing 20 people or fewer: there shall be at least low voltage interconnected smoke detectors capable of sounding the alarm throughout the facility or at a central location. There shall be one detector at the head of every open stair, one detector at each floor level at the door leading to an enclosed stairway, detectors spaced not more than 30 feet apart in corridors, one detector in each common use room, and at least one detector in each sleeping room where smoking is allowed.

Smoke detector requirements for homeless shelters serving more than 20 occupants and considered as a non-temporary use by the municipality fall under the scope of Comm 57. Smoke detectors are addressed in Comm 57.16.

A general summary of detector requirements for shelters housing greater than 20 occupants: There shall be one detector in the basement, one detector at the head of every open stair, and one detector at each floor level at the door leading to an enclosed stairway. As per Comm 57.16(1)(c), smoke detectors installed in public areas of the building shall be directly and permanently wired to a proper unswitched circuit, connected to emergency power when required by Comm 16, and electrically connected to the manual fire alarm system.

Also, the detectors shall be either in each sleeping area of each living unit or elsewhere in the unit within six feet from the doorway of each sleeping area. (Note that detectors in sleeping rooms were not included in the code reference above, thus those detectors may be battery operated.)

Note there is a difference between a sleeping room in a unit and a large sleeping room serving more than a person or family. If the sleeping room serves more than a person or family it is not considered a unit, thus the detector requirements default back to Comm 51.245 and NFPA 72.

5. Local requirements can be more restrictive. The Commercial Building Code is a minimum code. Local municipalities may adopt more restrictive ordinances. Many municipalities have ordinances requiring full compliance with NFPA 72 and/or manufacturers' recommendations for installation.

6. Owners and designers have responsibility and liability. The commercial building code is a minimum code. Owners and designers need to evaluate each unique building to determine if additional life safety features are needed beyond the minimum code requirements.

7. Additional common questions

- Does the smoke detection system have to be installed by licensed electricians? Local municipalities have the sole authority to require licensing of electricians. Some municipalities require all work to be done by a licensed electrician, others require the connection to the electrical service be done by a licensed electrician, others have no requirements. Please check with the local inspection department. Generally, it is advisable to have knowledgeable, appropriately trained, and credentialed people install fire alarm systems.

- Are strobes lights required as part of the alarm? Yes, the federal ADAAG 4.28.3 standards adopted in Comm 69 require visual notification.

- Is it appropriate to use household-type detectors, systems, or spacing for commercial type communal sleeping? No. Although a single initiating device may provide coverage in some circumstances, always refer to NFPA 72 and the manufacturers' recommendations for requirements on how to provide coverage for the room/area to be protected.

For more information, contact any of the commercial building inspectors or plan reviewers listed on page three of this *WBCR*.

Update on Wisconsin's consideration of IBC

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The CBCC has taken upon itself the role and responsibility of reviewing the occupancies specialty topic. They have completed their review of the comparisons to IBC Chapters 3 (Use or Occupancy), 4 (Special Use and Occupancy), 5 (General Building Heights and Areas), 6 (Types of Construction), A4-1 (Swimming Pool Enclosures), and A4-2 (Agricultural Buildings). There are no special Wisconsin occupancies provisions being proposed by the CBCC.

Our Egress and Accessibility Specialty Council has completed their review of a comparison to the IBC Chapters 10 (Means of Egress), 11 (Accessibility), and A11 (Accessibility Scoping Requirements in ADAAG). The recommendations of this council were presented to the CBCC in July. **After reviewing Chapter 10 in detail, the CBC decided to not proceed with an interim code change package to now modify the CBC to be more consistent with the IBC.**

Our HVAC Specialty Council is nearing completion of their review of the comparison to IBC Chapter 28 (Mechanical Systems), and has also chosen to proceed with a comparison of the International Mechanical Code being referenced by that chapter. The program manager working with this council is Bernice Mattsson, 608-266-2725, bmattsson@commerce.state.wi.us.

Our Energy Conservation Specialty Council is reviewing the comparison to IBC Chapter 13 (Energy Efficiency), and have also chosen to proceed with a review of the International Energy Conservation Code being referenced by that chapter. The program manager working with this council is Bernice Mattsson, 608-266-2725, bmattsson@commerce.state.wi.us.

Our Boiler/Pressure Vessel/Refrigeration Code Specialty Council will be reviewing the comparison of IBC Chapter 28 (Mechanical Systems) and the pertinent portions of the International Mechanical Code. The program manager for this council is Joe Hertel, 608-266-5649, jhertel@commerce.state.wi.us.

Our Electrical Code Specialty Council will be reviewing the comparison to IBC Chapters 27 (Electrical) and Section 1204 (Lighting) of Chapter 12 (Interior Environment). The program manager working with this council is Joe Hertel, 608-266-

5649, jhertel@commerce.state.wi.us.

Our Elevator Code Specialty Council will be reviewing the comparison to IBC Chapter 30 (Elevators and Conveying Systems). The program manager for this council is Larry Swaziek, 608-267-7701, lswaziek@commerce.state.wi.us.

The Plumbing Code Specialty Council will be reviewing the comparison to the IBC Chapter 29 (Plumbing Systems). There is currently no proposal to consider the use of the International Plumbing Code in Wisconsin. The program manager for this council is Lynita Docken, 608-785-9349, ldocken@commerce.state.wi.us.

Based on the recommendations being provided from the specialty councils and the CBCC's exposure to the technical issues of the occupancies IBC chapters, the CBCC in November 1998 endorsed the use of the IBC as the base Commercial Building Code for Wisconsin. By this past spring, the CBCC was to me expressing more concern over having too many Wisconsin special requirements than there was concern about possibly adopting the IBC.

A tentative IBC adoption timeline has been developed. S&B hopes to have public hearings on the subject in the Fall of 2000. If adoption takes place, the new building code would be "officially" available through the Revisor of Statutes in the Summer of 2001. To allow users time to become familiar with the code, and to get then current projects off the drawing boards, the effective date could be delayed to July 2002.

A S&B management team has been formed to develop an implementation plan for the IBC. This group has met twice to begin drafting objectives. It also met with representatives of the Building Officials and Code Administrators (BOCA) and International Congress of Building Officials (ICBO) in July to gather information on services those organizations offer.

S&B will continue to share CBC information in the future issues of the *WBCR*.

Information on the IBC may be found at http://codes.icbo.org/ICC_Codes/. The S&B WebSite is at <http://www.commerce.state.wi.us/Com-Safety-and-Buildings.html>.

Code in effect on particular date determines which rules govern repairs

by Jim Quast, S&B Multifamily
Building Program Manager

As it relates to “repairs,” owners and inspectors may be truly “living in the past.”

Care must be taken in determining code compliance trigger dates. Most commercial buildings undergo some type of alteration, which results in complexity in determining what code relates in terms of code compliance. Depending upon the nature and scope of a building’s alterations, it is not unusual for a building or portions of that building, or even specific components of that building, to have different code compliance trigger dates associated with them.

For example, since 1914 the following provision, or one similar to it, has appeared in the Wisconsin Commercial Building Code: “These provisions do not apply to minor repairs necessary for the maintenance of any building or structure nor to buildings exempt, as listed in Comm 50.04.”

This provision appears as the last sentence of Comm 50.03(2). The provision provides some direction for the application of the code’s current

rules and standards as these apply to a “repair” of a building or component thereof.

When the repair of a building and/or components is necessary to maintain code compliance, the code compliance relates to the “trigger” date for that particular building. The exemption under Comm 50.03(2) for repairs simply indicates that the latest code provisions do not necessarily relate to this repair situation.

To understand this particular application concept there are several basic tenets to understand.

First, the code provision does not grant a blanket exemption to code compliance. The exemption under Comm 50.03(2) for repairs simply indicates that the latest code provisions do not relate to this repair situation.

Secondly, a commercial building is to be designed, constructed, or erected to the minimum standards of the Commercial Building Code, Comm 50-64. The code provisions and standards that exist when building plans are reviewed, when a building permit is issued, or when building construction begins determine (“trigger”) exactly which code edition must be adhered to.

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Carrier Thru-the-Wall AC and heat pump recall

Some Carrier Thru-The-Wall air conditioners and heat pumps manufactured between January, 1993 and March, 1995 are being recalled due to a defective capacitor, which could ignite and start a fire.

The units affected have model numbers beginning with 52S or 52E.

Carrier Corp. has asked local building inspectors, designers, and building owners to check and see if they are responsible for any of these units. If so, the building owner should call Carrier’s support center, 1-800-894-6449.

Carrier will verify if the model is one that is affected. If so, they will arrange and pay to have an independent contractor come to the site and replace the defective part.

S&B Bureau of Integrated Services Management Contacts

Bureau Director: Randy Baldwin, 608-267-9152

Green Bay office: Brad Johnson, 920-492-5605

Hayward Office: John Spalding, 608-789-4693

LaCrosse Office: John Spalding, 608-789-4693

Madison Office:

Clyde Bryant 608-266-1835

Mary Jacobson 608-266-8456

Jim Miller 608-266-8072

Robin Zentner 608-266-1930

Credentialing Unit Supervisor: 608-261-6554

Shawano Office: Brad Johnson, 715-524-6853

Waukesha Office: Tony Rubio, 414-548-8610

Signing and sealing requirements apply to plans submitted to certified cities for review

by Randy Baldwin, Director of the Safety and Buildings Division Bureau of Integrated Services

Recent audits of certified municipalities by the Safety and Buildings Division revealed a few inspectors were confused on the requirements for signing and sealing plans.

I have also had phone calls from engineers and architects who prepared preliminary drawings for discussions with owners, then later found out that the owners took these preliminary drawings to the local municipality and received construction permits, even though the plans were not signed and sealed.

Comm 50.07 can be simply stated as “Any and all building plans submitted on any portion of a building whose total volume exceeds 50,000 cubic feet need to be signed and sealed by a Wisconsin engineer or architect.” (This requirement applies even if plans are not being submitted; all such building plans must be signed and sealed.)

This requirement applies whether the plans are submitted to the state or to any municipality which requires plans to be submitted as part of code enforcement. The only exceptions are that an HVAC designer may sign and seal HVAC plans, and a lighting designer may sign and seal lighting plans.

·Small additions submitted to certified municipalities: No matter how small the addition, if the total volume of the existing building plus the addition exceed 50,000 cubic feet, plans are required to be signed and sealed.

·Alterations to existing buildings: Plans for any alteration, if it affects the structural strength, fire hazard, exiting, required natural lighting, or equipment replacement, are required to be submitted, and, if the total volume of the building exceeds 50,000 cubic feet, plans are required to be signed and sealed.

Plans may be signed and sealed in one of two ways. Either each and every page of the plan set must be signed and sealed, or an index sheet may be signed and sealed.

If an index sheet is used, the sheet must include the following:

1. The first sheet of the bound volume must be identified as the “Index Sheet;”
2. Project name;
3. Identification of the property owner(s);
4. A detailed project location. (Items 2-4 may be anywhere on the index page);
5. Clear identification of all sheets which comprise the bound volume. (This is the most important feature of the index.);
6. Each set of plans must have its own index sheet;
7. Each page of the bound volume shall be labeled and numbered to coincide with the index sheet.

If you have further questions, please call any of the building plan reviewers listed on page three of this *WBCR*.

Trigger date determines relevant code

continued from page 11

The third point is that the provisions of the commercial building code are not generally applied retroactively unless specifically stated otherwise, typically in a rule.

The fourth point is that a building has to be maintained in compliance with at least the code provisions and standards in effect on the “trigger” date. A building is not allowed to deteriorate out of compliance. Compliance for an existing building is generally not determined on the basis of the latest code provisions or standards on the books. (Local ordinances which are more stringent may dictate otherwise.) When the “repair” of a building and/or components is necessary to “maintain” code compliance, the code compliance relates to the “trigger” date for that particular building.

If you have questions, contact me (Jim Quast), 608-266-9292, jquast@commerce.state.wi.us.

CERTIFIED MUNICIPALITIES

Per ILHR 50.21, the following municipalities are certified to review plans for new buildings containing less than 5,000 sq. ft. total area; additions to existing buildings where the total area after construction of the addition is less than 5,000 sq.ft.; and alterations to existing building where the area of altered space is less than 10,000 sq. ft. If your project is located in a listed municipality, and meets the size criteria, contact the municipality for plan review. For information regarding the current status of a municipality, call 608-267-7586.

Counties

Eau Claire

Cities and Villages

Altoona

Antigo

Appleton

Augusta

Beloit

Berlin

Big Bend

Black River Falls

Brookfield

Brownsville

Burlington

Cedarburg

Cudahy

Delafield

Dousman

Dresser

Eau Claire

Elkhorn

Elm Grove

Fall Creek

Fitchburg

Fond du Lac

Fontana

Fort Atkinson

Franklin

Fredonia

Glendale

Grafton

Green Bay

Greenfield

Hartland

Hortonville

Howard

Janesville*

Jackson

Johnson Creek

Kaukauna

Kenosha

La Crosse

Lake Geneva

Madison*

Marshfield

Mequon

Middleton

Milwaukee*

Monroe

Muskego

New Berlin

New Richmond

Oak Creek

Oconomowoc

Omro

Osceola

Oshkosh

Osseo

Paddock Lake

Plover

Port Edwards

Poynette

Racine

Rhineland

Ripon

Seymour

Sheboygan

Silver Lake

Stevens Point

Sturgeon Bay

Sun Prairie

Superior

Sussex

Twin Lakes

Walworth

Waterford

Waukesha

Waunakee

Waupun

Wausau

Wauwatosa

West Allis

West Bend

West Milwaukee

Weyauwega

Whitefish Bay

Wis. Rapids

Towns (County)

Bloomfield (Walworth)

Bristol (Kenosha)

Cottage Grove (Dane)

Delavan (Walworth)

Farmington (Polk)

Geneva (Walworth)

Grand Chute (Outagamie)

Grand Rapids (Wood)

Hull (Portage)

LaGrange (Walworth)

Linn (Walworth)

Mukwonago (Wauke.)

Norway (Racine)

Ottawa (Waukesha)

Plover (Portage)

Seymour (Eau Claire)

Somers (Kenosha)

Sugar Creek (Walworth)

Waterford (Racine)

Waukesha (Waukesha)

Wheatland (Kenosha)

There is also a group of municipalities having inspection authority for commercial and multifamily buildings, but which do not have plan review authority. (The Safety and Buildings Division does plan review for them.)

Inspections Only

Village of Belgium (Ozaukee)

Village of Cambridge (Dane)

Town of Cedarburg (Ozaukee)

Town of Lyons (Walworth)

Town of Oakland (Jefferson)

Village of Oregon (Dane)

Town of Pleasant Springs (Dane)

Town of Rochester (Racine)

Village of Rochester (Racine)

City of So. Milwaukee (Milwaukee)

Village of Sturtevant (Racine)

Town of Summit (Waukesha)

Village of Thiensville (Ozaukee)

Municipalities marked with an are authorized to review plans without limit on size of building or project.

Safety and Buildings Offices

(maps of S&B office locations are available on the WebSite at <http://www.commerce.state.wi.us/SB-Offices.html>)

Green Bay Office

2331 San Luis Pl #150
Green Bay WI 54304
920-492-5601
Fax 920-492-5604
greenbaysch@commerce.state.wi.us

Hayward Office

15837 USH 63
Hayward WI 54843
715-634-4870
Fax 715-634-5150
haywardsch@commerce.state.wi.us

La Crosse Office

2226 Rose St
La Crosse WI 54603
608-785-9334
Fax 608-785-9330
lacrossesch@commerce.state.wi.us

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201 W Washington Ave
PO 2658
Madison WI 53701
608-266-3151
Fax 608-261-6699
madisonsch@commerce.state.wi.us

Shawano Office

1340 E Green Bay St #300
Shawano WI 54166
715-524-3626
Fax 715-524-3633
shawanosch@commerce.state.wi.us

Waukesha Office

401 Pilot Ct # C
Waukesha WI 53188
414-548-8600
Fax 414-548-8614
waukeshasch@commerce.state.wi.us

Plan Review Scheduling

For plan review scheduling for Plumbing and Buildings, call the S&B office numbers listed above, or contact the email address shown. Fax scheduling is possible. Information about the project will be needed to schedule the plan review. Any of the offices can schedule the first appropriate plan review available statewide.

Plan review for Private Onsite Wastewater Treatment Systems is provided on a first-come, first-served basis. Contact one of the offices for information.

Direct comments, suggestions for articles, etc., to Todd Taylor. Fax 608-264-8795.

Telephone 608-267-3606.
ttaylor@commerce.state.wi.us/
Madison mailing address above.

Sample S&B email address:
dstilen@commerce.state.wi.us

Specialty Telephone Contacts

Barrier Free Access Donna Stilen 414-548-8609
Codes Sales 1-800-362-7253
Credentialing 608-261-8500
Elevator Plan Review Brian Rausch 414-521-5444
Heating and Ventilation .. Randy Dahmen 608-266-3162
Historic Buildings Duane Peterson 715-524-6852
Hospitals & Nursing Homes, DHFS 608-266-3878
Industrial Hygienists Richard Brandt 414-521-5187
Tom Pritchett 608-592-3974
Lighting Randy Dahmen 608-266-3162
Manufactured Dwellings Gary Ekes 608-355-0108
Mobile/Manufactured Homes 608-266-8577
Plan Review Status S&B offices listed on this page
Refrigeration Mike Verhagen 414-548-8617
Soil Erosion Control Mary Jo Webster .. 608-266-2128
Structural Steel Welding .Mike Verhagen 414-548-8617
Training Tom Kasper 608-267-7586
Uniform Dwelling Code ... Leroy Stublaski 608-267-5113
Rental Weatherization... Delores Kolosovsky 608-267-2240
Teletypewriter (TTY) 608-264-8777

Boiler Inspectors

Duane Leetch Cornell 715-239-6009
James Markiewicz Appleton 920-832-5287
Rick Merkle Kenosha 414-653-6880
Rodney Nuttall Portage 608-742-0321
Steve Seibel Fond Du Lac 920-929-7513
Dean Yourchuck, Jr Muscoda 608-929-4578
Terry Waldbillig Waukesha 414-521-5066

Plumbing Consultants

Tom Braun Hayward 715-634-3026
Tim Joyce Madison 608-825-4724
Don Kay Green Bay 920-834-3093
Don Oremus Pelican Lake 715-487-6123
Jim Wehinger Friendship 608-339-7430
Jim Zickert Eldorado 920-872-2656

POWTS Wastewater Specialists

Heidi Ferguson Stevens Point 920-779-4818
Ross Fugill Shawano 715-524-3629
Leroy Jansky Chippewa Falls 715-726-2544
Carl Lippert Hayward 715-634-3484
Karl Schultz Oshkosh 920-424-3311
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The *WBCR* is a monthly publication of the Safety and Buildings Division, Wisconsin Department of Commerce. It is delivered to about 4200 frequent plan submitters, inspectors, fire chiefs, and fire sprinkler credential holders. Subscriptions are also available. The publication provides information on fire safety, building-related codes, and credentialing topics. SBD8482P

Subscription requests and address changes can be sent to Material Orders, PO Box 2509, Madison, WI 53701. Fax 608-261-6699. Telephone 608-267-4405.

Subscriptions are \$20, payable in advance to the Safety and Buildings Division, for 12 monthly issues.

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